FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Feritioner herein requests variances from Section 259.3.C.2.a and 253.3.3.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front setback of 61 feet in lieu of the required average of the setbacks of adjacent buildings and to permit a side yard setback of 6 feet in lieu of the required 15 feet; from Section 259.3.C.3.a to permit landscaping of the front, side and rear setback areas as set forth on the plan in lieu of the entire front, side and rear setback areas required; from Section 259.3.0.7.b to permit a free-standing sign with a surface area of 36 sq.tt. per side in lieu of the maximum permitted 25 sq.ft.; and from Section 259.3.C.7.c to permit said sign to be ground lit, all as more particularly described on Petitioner's Exhibit 1.

John M. Kemp, Vice President, Cloverland Dairy Farms, Inc., Contract Purchaser, appeared and testified on behalf of the Petition. Also appearing on behalf of the Petition was Charles Stark, Engineer with G. W. Stephens, Jr., & Associates, Inc. The Petitioner, Black Horse Feed, Inc., was represented by Nathan Patz, Esquire. There were no Protestants; however, one member of the local community association appeared as an interest-

Testimony indicated that the subject property, known as 14232 Jarrettsviile Pike, consists of 0.88 acres, more or less, zoned B.L.-C.R.

Baltimore County Geveries at:

Zoning Commissioners

Office of Planning and Zening.

contract to lease the subject property to Cloverland Dairy Farms, Inc. for a Royal Farm Store at this site. Testimony indicated that the existing structure will be razed and a new building constructed in the area depicted on Petitioner's Exhibit 1. Petitioner testified that the relief requested is necessary due to the location of existing adjacent buildings. Further testimony indicated that strict compliance with the zoning regulations would prohibit Petitioner from providing the required parking at this site. Petitioner testified that they have worked very closely with the local community association to keep them informed of the project and to address any concerns raised. Testimony indicated that the residents in the surrounding community are very pleased with the type of store Petitioner plans to construct at this location. Petitioner introduced an artist's rendering of the actual building that will be constructed at the site marked Petitioner's Exhibit 3. Petitioner testified that the proposed store will look exactly like the one illustrated in Petitioner's Exhibit 3. Inasmuch as Petitioner's Exhibit 3 was too large to incorporate into the file, the Petitioner agreed to submit a photograph of the artist's drawing for inclusion in the case file. The cummulative testimony of the Petitioner's witnesses indicated that the relief requested satisfies the requirements of Section 307 of the B.C.Z.R. and would not result in any detriment to the health, safety or general welfare of the surrounding community.

and is improved with a two-story building. Petitioner has entered into a

At the time of this hearing, the Petitioner had not yet gone through the CRG process. There was much discussion regarding ingress and egress to this site. While this Deputy Zoning Commissioner finds the plan acceptable, I understand that the method of access shown on Petitioner's Exhibit 2 may change pursuant to the CRG process. Therefore, in the event

SUPERFORM 3/6/2 ORDER RE(
Date

PETITION FOR ZONING VARIANCE 265

- 2-

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a

Variance from Section 259.3C2a and 259.3C2b to permit a front setback of 61 feet in lieu of the required average of the setbacks of adjacent buildings and to permit a side yard of 6 feet in lieu of the required 15 feet. (CONTINUED ON ATTACHMENT)

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

The average of the front setbacks of the existing adjacent buildings is only 7.5 feet from the proposed right-of-way. The required 15 foot side yard would prohibit providing the required parking which would be a practical difficulty. Required area for parking and parking lanes restricts areas for landscaping.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Legal Owner(s):

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:	Legal Owner(s):
Cloverland Farms Dairy, Inc.	Black Horse Feed, Inc.
(Type or Print Name)	(Type or Print Name)
John M. Kerry VR. Clovenland	Signature (STEVE PIPER)
Signature	Signature (STEVE PIPER)
/ 2200 North Monroe Street	
Address	(Type or Print Name)
Baltimore, Maryland 21217	
City and State	Signature
Attorney for Petitioner:	
Nathan Patz	3118 Trover Road
(Type or Print Name)	Address Phone No.
(love of	White Hall, Maryland 21161
Signature	City and State
10 Light Street	Name, address and phone number of legal owner, of tract purchaser or representative to be contacted
Address	
Baltimore, Maryland 21202	Cloverland Farms Dairy, Inc.
City and State	2200e North Monroe Street
685-6666	Baltimore, Maryland 21217 669-222
Attorney's Telephone No.:685-6666	Address Phone No.
	- · · · · · · · · · · · · · · · · · · ·

ORDERED By The Zoning Commissioner of Baltimore County, this _____ day

of ______, 19_____, that the subject matter of this petition be advertised, as required by the Zoming Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the _____ day of _____, 19____, at ____ o'clock

any changes are made, Petitioner shall submit a revised site plan to this Office for inclusion in the case file.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Solcy, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

> 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome:

2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and

3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 6th day of March, 1992 that the Petition for Zoning Variance from Section 259.3.C.2.a and 259.3.C.2.b of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a front setback of 61 feet in lieu of the required average of the setbacks of adjacent buildings and

- 3-

to permit a side yard setback of 6 feet in lieu of the required 15 feet; from Section 259.3.C.3.a to permit landscaping of the front, side and rear setback areas as set forth on the plan in lieu of the entire front, side and rear setback areas required; from Section 259.3.C.7.b to permit a free-standing sign with a surface area of 36 sq.ft. per side in lieu of the maximum permitted 25 sq.ft.; and from Section 259.3.C.7.c to permit said sign to be ground lit, in accordance with Petitioner's Exhibits 1, 2

and 3, be and is hereby GRANTED, subject to the following restrictions:

1) The Petitioners may apply for their permits and be granted same upon receipt of this Order; rowever, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2) Within thirty (30) days of the date of this Order. Petitioner shall submit a photograph of Petitioner's Exhibit 3 for inclusion in the case file. Petitioner is restricted to building the proposed store exactly as that depicted in Petitioner Exhibit 3.

3) In the event a modification is made to the proposed ingress and egress to this site pursuant to the CRG process, the Petitioner shall submit to this Office a revised site plan incorporating such changes for inclusion in the case file.

4) Any landscaping placed on the island adjacent to Jarrettsville Pike shall not obstruct the visibility of Petitioner's sign which is to be located along that roadway.

5) When applying for a building permit, the site plan and landscaping plan filed must reference this case and set forth and address the restrictions of this Order.

> TIMOTHY M. KOTROCO Deputy Zoning Commissioner for Baltimore County

TMK:bjs

ECEIVED FOR FILING

ZONING DEPARTMENT OF BALTIMORE COUNTY 92-254-

District / OTH Posted for: Vaxionic?	Date of Posting 1/19/92
Posted for: // @X! 07.62	/
Petitioner BlackHone Fred Inc 4	Royal Form Dainy Inc
Location of property: W/S Form	the Jallo P. No. 395 stform M.V.Rd
11732 Form Hsv. 11.	Royal Form Dainy Inc the Julia P. Ka, 395 sffer MIVIRA P.A.
	a building, Found Lowetholls P.Y.
(No Posts us. D)	
Remarks:	
Posted by Mealy	1/2/2
Posted by	Date of return: 1/34/92
Number of Signe:/	

MOTICE OF HEADING THIS IS TO CERTIFY, that the annexed advertisement was

published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 🕒 successive

(410) 887-4386

Suite 113 Courthouse 400 Washington Avenue Towson, MD 21204

March 6, 1992

Nathan Patz, Esquire 10 Light Street Baltimore, Maryland 21202

W/S Jarrettsville Pike, 395' S of Paper Mill Road (14232 Jarrettsville Pike) 10th Election District - 3rd Councilmanic District Black Horse Feed, Inc. - Petitioner Case No. 92-254-A

above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 887-3391.

Very truly yours,

TIMOTHY M. KOTROCO Deputy Zoning Commissioner for Baltimore County

cc: Mr. John M. Kemp Vice President, Cloverland Dairy Farms, Inc. 2200 North Monroe Street, Baltimore, Md. 21217

People's Counsel

Variance to amend Section 259.3C7C to permit sign to be ground lit.

September 25, 1991

GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC. 658 KENILWORTH DRIVE, SUITE 100, TOWSON, MARYLAND 21204

Variance to Section 259.3C3a to permit landscaping by landscape architect of front, side and rear setbacks in areas provided on plan in lieu of entire

Variance to Section 259.3C7b to permit a free standing sign with a surface

area of 36 square feet per side in lieu of the required 25 square feet.

Description to Accompany Petition For Special Hearing and Variance.

required front, side and rear setback areas.

Beginning for the same in the center of Jarrettsville Pike distant 395 feet more or less measured southwesterly along the center of Jarrettsville Pike from the center line intersection with Paper Mill Road thence binding in the center of Jarrettsville Pike

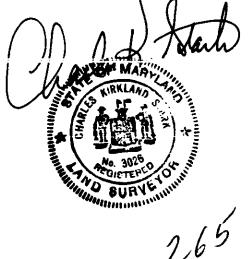
1 - South 16° 05' 47" West 137.06 feet thence

2 - North 69° 22' 01" West 312.87 feet thence

3 - North 18° 13' 28" East 112.68 feet and thence

4 - South 73° 54' 13" East 304.00 feet to the place of beginning. Containing 0.88 acres of land more or less.

THIS DESCRIPTION IS FOR ZONING PURPOSES ONLY.



Variance: to permit a front selback of 61 feet in lieu of the re-quired average of the selbacks of edjacent buildings; and to permit a side yard of 6 feet in lieu of the equired 15 lest; and to permit andecaping by landscape srchitect of front, side and rear architect of work, sage and rear setbacks in areas provided on plan in lieu of entire required front, side and rear setback areas; and to permit a free-stand-ing sign with a surface area of 36 square feet per eide in lieu of the required 25 square fact; and i permit sign to be ground lit.

CERTIFICATE OF PUBLICATION

ed party.

RE: PETITION FOR ZONING VARIANCE

Dear Mr. Patz:

Enclosed please find a copy of the decision rendered in the

Variance: to permit a front setback of 61 feet in lieu of the required average of the setbacks of adjacent buildings; and to permit a side yard of 6 feet in lieu of the required 15 feet; and to permit landscapping by landscape architect of front, side and rear setbacks in areas provided on plan in lieu of entire required front, side and rear setback areas; and to permit a free-standing sign with a surface area of 36 square feet per side in lieu of the required 25 square feet; and to permit sign to be ground lit. LAWRENCE E. SCHMOT, Zoning Commissioner of Beltimore County TT/J/1/181 January 16.

Baltimore Course Connisioner County Office Building

111 West Chesaproke Avenue Tauson, Moryland 21204 Towson, Maryland 21204

A No. 41

111 West Chesapeake Avenue

Towson, MD 2120+

Your petition has been received and accepted for filing this 18th day of December, 1991.

Baltimore County Government Office of Zoning Administration

and Development Management

Office of Planning & Zoning

DIRECTOR

CERTIFICATE OF PUBLICATION

published in TOWSON TIMES, a weekly newspaper published in

\$ 118.37

Account. R 001 6150

Please Make Checks Payable Joy Baltimore County +75.00 8A C003:13PM01:40:92

(410) 887-3353

Towson, Baltimore County, Md., once in each of

weeks, the first publication appearing on

THIS IS TO CERTIFY, that the annexed advertisement was

Petitioner: Black Horse Feed, Inc. Petitioner's Attorney: Nathan Patz Baltimore County Government Office of Zoning Administration and Development Management Office of Planning & Zoning

111 West Chesapeake Avenue Towson, MD 21204

JAN 0 8 1992

NOTICE OF HEARING

The Zoning Communicationer of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland 21204 as follows:

CASE NUMBER: 92-254-A W/S Jarrettsville Pke, 395' S of Paper Mill Road 14232 Jarrettsville Piker 10th Election District - 3rd Councilmanic Legal Owner(s): Black Horse Feed, Inc. Contract Purchaser(s): Cloverland Farms Dairy, Inc. HEARING: MONDAY, FEB. 3, 1992 at 11:00 a.m

Variance to permit a front setback of 61 feet in lieu of the required average of the setbacks of adjacent buildings; and to permit a side yard of 6 feet in lieu of the required 15 feet; and to permit landscaping by landscape architect of front, side and rear setbacks in areas provided on plan in lieu of entire required front, side and rear setback areas; and to permit a free-standing sign with a surface area of 36 square feet per side in lieu of the required 25 square feet; and to permit sign to be ground lit.

Zoning Commissioner of Baltimore County

cc: Black Horse Feed, Inc. Cloverland Farms Dairy, Inc. Nathan Patz, Esq.

Maryland Department of Transportation State Highway Administration

O. James Lighthizer Secretary

3265-92

887-3353

Hal Kassoff Administrator

January 7, 1992

Mr. Arnold Jablon, Director Zoning Administration and Development Management County Office Building Towson, Maryland 21204

RE: Baltimore County Zoning meeting of 12/31/91 Royal Farms Store W/S Jarrettsville Pike (MD 146) 395' south of Paper Mill Road (Item #265)

We have reviewed the submittal for a variance to permit a front setback of 61' and offer

We find the concept of the two one-way entrances at Jarrettsville Pike to be acceptable, however, the plan must be revised to show them at a maximum width of 20' since this is our standard for one way entrances.

Also, the appropriate signing must be placed to accommodate these entrances.

It is requested this revision be made prior to a hearing date being set. If you have any questions, please contact Larry Brocato at 333-1350.

Mr. J. Ogle



301-333-1350 (Fax# 333-1041) My telephone number is ...

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free 707 North Calvert St., Baltimore, Maryland 21203-0717

Baltimore County Government Office of Zoning Administration and Development Management Office of Planning & Zoning

111 West Chesapeake Avenue Towson, MD 2120+

January 23, 1992

(410) 887-3353

Nathan Patz, Esquire

Baltimore, MD 21202 RE: Item No. 265, Case No. 92-254-A

Petitioner: Black Horse Feed, Inc. Petition for Zoning Variance

Dear Mr. Patz:

10 Light Street

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a review by Zoning personnel.

BUREAU OF TRAFFIC ENGINEERING

DEPARTMENT OF PUBLIC WORKS

BALTIMORE COUNTY, MARYLAND

Traffic Engineer II

Mr. Arnold Jablon, Director

and Development Management

Rahee J. Famili

Z.A.C. MEETING DATE: December 31, 1991

SUBJECT: Z.A.C. Comments

ITEM NUMBER: 265

RJF/]vd

Office of Zoning Administration

This site is subject to C.R.G. comments.

DATE: January 16, 1992

Zoning Plans Advisory Committe Coments Date: January 23, 1992

> Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the peition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or imcompleteness.

Attorneys and/or engineers who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the loss of filing fee.

> Chairman Zoning Plans Advisory Committee

JED:jw

Enclosures

cc: Mr. Steve Piper Mr. John M. Kemp

BALTIMORE COUNTY, MARYLAND

DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

January 6, 1992

1019-

Arnold Jablon, Director Zoning Administration and Development Management

DIVISION OF GROUND WATER MANAGEMENT

Zoning Item #265, Zoning Advisory Committee Meeting of December 31, 1991, Black Horse Feed, Inc., Cloverland Farms Dairy, Inc., W/S Jarrettsville Pike, 395' S of Paper Mill Road (#14232 Jarrettsville Pike), D-10, Private Water and Sewer

COMMENTS ARE AS FOLLOWS:

A water balance assessment must be reviewed and approved prior to approval of any reduction in landscaping. For further information contact Jeff Jollie at 887-2762.

\ SSF:rmp

265.ZNG/GWRMP

700 Fast Joppa Road, Suite 901 Towson, MD 2120+5500

 $(301).88^{-1}.1500$

JANUARY ϵ , 1992

Arnold Jablon Director Zoning Administration and Development Management Paltimore County Office Building Towsor, MD 21204

RE: Property Cwner: BLACK HORSE FEED, INC.

#14232 JARRETTSVILLE PIKE Location:

Zoning Agenda: DECEMBER 31, 1991 Item No.: 265

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

Noted and Planning Group Approved F Fire Prevention Bureau Special Inspection Division

JF/KEK

Memo to: Arnold Jablon January 31, 1992 Page 2

7. The right-of-way area will be planted in grass.

8. The area between the right-of-way and the fence will be a solid bed of planted landscape treatment.

Report prepared by:

Jeffrey Long

GLK/JL:lw WLBLKHR.S/TXTLLF BALTIMORE COUNTY, MARYLAND
INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: January 16, 1992 Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E.

Zoning Advisory Committee Meeting for December 31, 1991

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 262, 263, 264, 267, 269, 270 and 271.

For Case No. R-90-407 (Cycle 3, Item #8), County Review Group Meeting is required.

For Item 265, a County Review Group Meeting is

Robert Beeling ROBERT W. BOWLING P.E., Chief Developers Engineering Division

RWB:s

required.

BALTIMORE COUNTY, MARYLAND INTER-OFFICE CORRESPONDENCE

Arnold Jablon **DATE:** January 31, 1992

Gary Kerns 604 Office of Planning & Zoning

SUBJECT: BLACK HORSE FEED, INC. - ROYAL FARM

ITEM NO. 265 - CASE 254A. ADDENDUM

This office will support the requested variance for the sign size and illumination provided that the sign be a monumental sign (on the ground) if located as shown on the plan, or the sign location is changed to the north of the proposed entrance or close to the south property line.

GLK/WL:lw GLMEMBL.K/TXTLLF

BALTIMORE COUNTY ECONOMIC DEVELOPMENT COMMISSION

Memorandum

Zoning Advisory Comments for Meeting of December 31, 1991

This office has no comment for items 262, 263, 264, and 265.

Julie Winiarski

January 7, 1992

Development Management

A. J. Haley, Deputy Director

Economic Development Commission

Office of Zoning Administration and



O. James Lighthizer Secretary Hal Kassoff Administrator

3686 42

February 10, 1992

ZONING OFFICE

Mr. Arnold Jablon Zoning Administration and Development Management County Office Building Towson, Maryland 21204

Re: Baltimore County Royal Farm Store W/S Jarrettsville Pike (MD 146) 395' South of Paper Mill Road

Attn: Mr. James Dyer

Dear Mr. Jablon:

We have reviewed the revised zoning submittal for the above referenced Royal Farm Store (#92-254-A). Attached please find a copy of our comments to Mr. Covahey for the CRG Meeting of February 6th. Our comments remain the same for the zoning revision for this project.

If we can be of further assistance, please contact Peggy Blank of this office at 333-1350.

> Very truly yours, Charle Pos John Contestabile, Chief Engineering Access Permits Division

PB:maw

enclosure

cc: G. W. Stephens Jr. & Associates, Inc. Mr. J. Ogle Cloverland Farms Dairy, Inc.



301-333-1350 (Fax# 333-1041)

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

■92-254-A

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon, Director DATE: January 31, 1992 Zoning Administration and Development Management

Gary L. Kerns, Chief

Comprehensive and Community Planning Office of Planning & Zoning

SUBJECT: BLACK HORSE FARM - ITEM #265

In reference to the applicant's request, staff offers the following comments.

This office supports the requested front yard setback provided that the proposed building will be setback farther than the adjacent buildings. This is based upon the particular nature of this business which requires a specific layout. The following conditions were agreed upon with the developer and the community in order to better incorporate this site design into the rural commercial center of Jacksonville.

- 1. There will be only one 20' entrance access on this property.
- 2. The egress point will be 30' and placed on the adjacent Grempler Realty Inc. site.
- 3. There will be a temporary 30' exit on the Royal Farm Store site until the Grempler project is built. This temporary exit will be closed within 30 days of the opening of the exit on the Grempler site. At that time, the temporary access will be landscaped in accordance with the plan.
- 4. Any changes to the submitted plan will be approved by the Deputy Director of the Office of Planning and Zoning.
- 5. The sidewalk will be of paver block construction. This treatment will continue across the entrance and ultimate exit.
- 6. The fence will be a timber rail type design with dimensions along the lines of 6" X 6" posts and 2" X 8" rails.



Maryland Department of Transportation State Highway Administration

O. James Lighthizer Secretary Hal Kassoff

February 5, 1992

Mr. Robert Covahey, Chief Bureau of Public Services County Office Building Towson, Maryland 21204

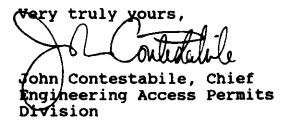
Re: Baltimore County Royal Farm Store CRG Meeting of 2-6-92 W/S Jarrettsville Pike (MD 146) 395' South of Paper Mill Road

Dear Mr. Covahey:

We have reviewed the revised plan for the Royal Farm Store and find it to be generally acceptable showing one 20' one-way entrance and one 30' two-way entrance.

However, we feel there should be a connection between this property and the property to the south, so as to allow for a use in common entrance once the southern property is developed.

If we can be of further assistance, please contact Larry Brocato of this office at 333-1350.



LB:maw

cc: Cloverland Farms Dairy, Inc. G.W. Stephens Jr. & Assoc., Inc. Mr. Joe Maranto

301-333-1350 (Fax# 333-1041)

Teletypewriter for Impaired Hearing or Speech
383-7555 Baltimore Metro - 565-0451 D.C. Metro - 1-800-492-5062 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21203-0717

Baltimore County Government
Fire Department

700 East Joppa Road Suite 901 Towson, MD 21204-5500 (301) 887-4500

FFBFUARY 5, 1992

Aincld Jallon
Director
Zening Administration and
Levelopment Management
Laltinore Courty Office Fuilding
Towson, MD 21204

RIVISID HIAIS WERE RICEIVED FOR CASE #92-254-A ON 1/30/92.

Centlemen:

Tursuant to your request, the referenced property has been surveyed by this Dureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: Cotton Livision

Noted and

Approved

Fire Frevention Bureau

Special Inspection Livision

JF/KFE

NOTES FROM

BALTIMORE COUNTY, MARYLAND

NOTE TO FILE ON 92-254-A

SIMU DETRIL. 12'MAX HT

15 MISSLEADING COMPARED TO

DETRIL.

FROM: ZONING OFFICE

SUBJECT: COUNTY REVIEW GROUP COMMENTS

CRG DATE: 2/6/92

PRE-CRG DATE: 1/27/92

PROJECT NAME: Royal Farm Store

PLAN: 12/4/91

REV.: REV.:

LOCATION: W/S Jarrettsville Pike, 600' S of Paper Mill Road (#14232 Jarrettsville Pike)

REVISED PLAN KEY:

(X) COMPLIANCE WITH COMMENT CHECKED

(O) NON-COMPLIANCE IS CIRCLED

(BA) BE ADVISED (NOT NECESSARY FOR CRG

DISTRICT: 10c3
PROPOSAL: Convenience Store in B.L.-C.R.

APPROVAL, BUT MUST BE ADDRESSED
PRIOR TO FINAL ZONING APPROVAL)

ADDITIONAL COMMENTS ADDED LAST BY PLAN DATE

The zoning hearing and C.R.G. plans have been reviewed by the staff at this level of detail for uniformity and general compliance with the Baltimore County Zoning Regulations. The following comments are generalized for the C.R.G. and they do not identify all details and inherent technical zoning requirements necessary in order to determine final compliance with these regulations. To avoid any possible delays in the development review and zoning approval process, when these details and final technical information are identified or changed, this office should be contacted and it should be the responsibility of the owner, developer or developer's engineer to rectify any zoning conflicts well in advance of any expected final approvals. The intent of the developer must be clear on the plan, including any previous and proposed zoning hearing requests. When the public hearing was requested, the assistance received at the time of filing the zoning petition and the following zoning staff comments, although they relate to the property, are not to be construed as definitive nor do they indicate the appropriateness of the previous and any possible future public hearing requests. Only, if necessary, will the following comments be up-dated and/or supplemented during review of the building permit:

- 1. ZONING HEARING -- Update plan note #17 to include the following. A zoning public hearing has been scheduled for February 3, 1992 at 11:00 a.m. in Room 106, County Office Building, for this site. Case #92-254-A has been assigned for the following requests:
- A. Variance from Section 259.3C2a and 259.3C2b to permit a front setback of 61 feet in lieu of the required average of the setbacks of adjacent buildings and to permit a side yard of 6 feet in lieu of the required 15 feet.
- permit a side yard of 6 feet in lieu of the required 15 feet.

 B. Variance from Section 259.3C3a to permit landscaping by landscape architect of front, side and rear setbacks in areas provided on plan in lieu of entire required front, side and rear setback areas.

(Over)

COUNTY REVIEW GROUP COMMENTS PROJECT NAME: Royal Farm Store CRG DATE: 2/6/92 PRE-CRG DATE: 1/27/92 PAGE 2

- C. Variance from Section 259.3C7b to permit a free-standing sign with a surface area of 36 square feet per side in lieu of the allowed 25 square feet.
- D. Variance to amend Section 259.3C7C to permit sign to be ground lit.

ADVISORY -- The parking accessibility requirement under Section 259.3.C.4 (B.C.Z.R.) was discussed with the developers engineer at the time of filing and a variance was suggested from this section. However, the petitioner's representative decided to present information at the public hearing that physical constraints site configuration and safety prevented access with adjacent properties in lieu of filing for a variance. The zoning public hearing plan and this C.R.G. plan must agree. Include all notes and recent zoning history on this C.R.G. plan.

- 2. PARKING, LANDSCAPING, SURFACE -- Clearly indicate compliance with Section 259.3.C.3.b concerning the 7% minimum of the parking lot pervious surface with a minimum of 1 tree per 8 spaces. Also indicate compliance with Section 259.3.C.5 and 8. Note all parking and maneuvering areas will be paved with a durable and dustless surface, except where pervious surface is required under Section 259.3.C.3.b., and state type of paving surface.
- 3. <u>ZONE LINES</u> -- Indicate the location of the adjacent zone lines as per the 1"=200' scale 1988 zoning map #NE-20&21C.

Final zoning approval is contingent first, upon all plan comments being addressed on the C.R.G. plan; and secondly, upon the final resolution of all comments, the outcome of any requested zoning hearings and finally, the inclusion of the blue commercial checklist information being included on the building permit site plans.

JOHN L. LEWIS
Planner II

JLL:scj

Greater Jacksonville Association inc.
P. O. BOX No. 126 PHOENIX, MARYLAND 21131

A SAAA

993 ZONING COMMISSIONS

Mr. Timothy Kotroco
Deputy Zoning Commissioner
Room 113, Old Courthouse
400 Washington Ave.
Towson, MD 21204

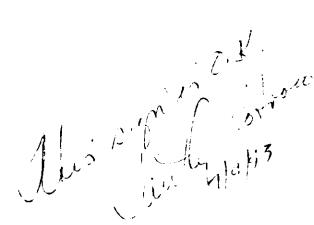
Dear Mr. Kotroco:

The Greater Jacksonville Association has been requested to review the proposed change in the sign to be erected at the new Royal Farms store in Jacksonville, a sketch of which is attached.

The GJA Board has reviewed the proposed sign and have no objections to it. In many respects, it appears to be an improvement over the previous version.

J.V. McCoy

Mitch Daly, GJA
John M. Kemp, Cloverland Farms Dairy



Royal Farm Stores

2 Farms

2 Notice pictures of our proposed store.

We have not reported the bingress Jegress problem

yet. We meet as Dick more went Munday.

It's very frustrating trying to convince.

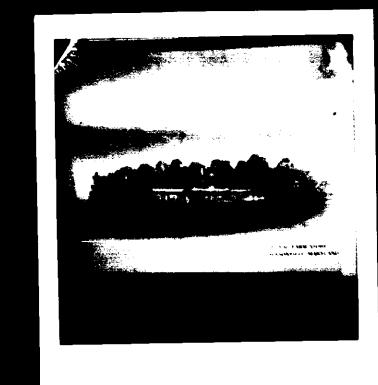
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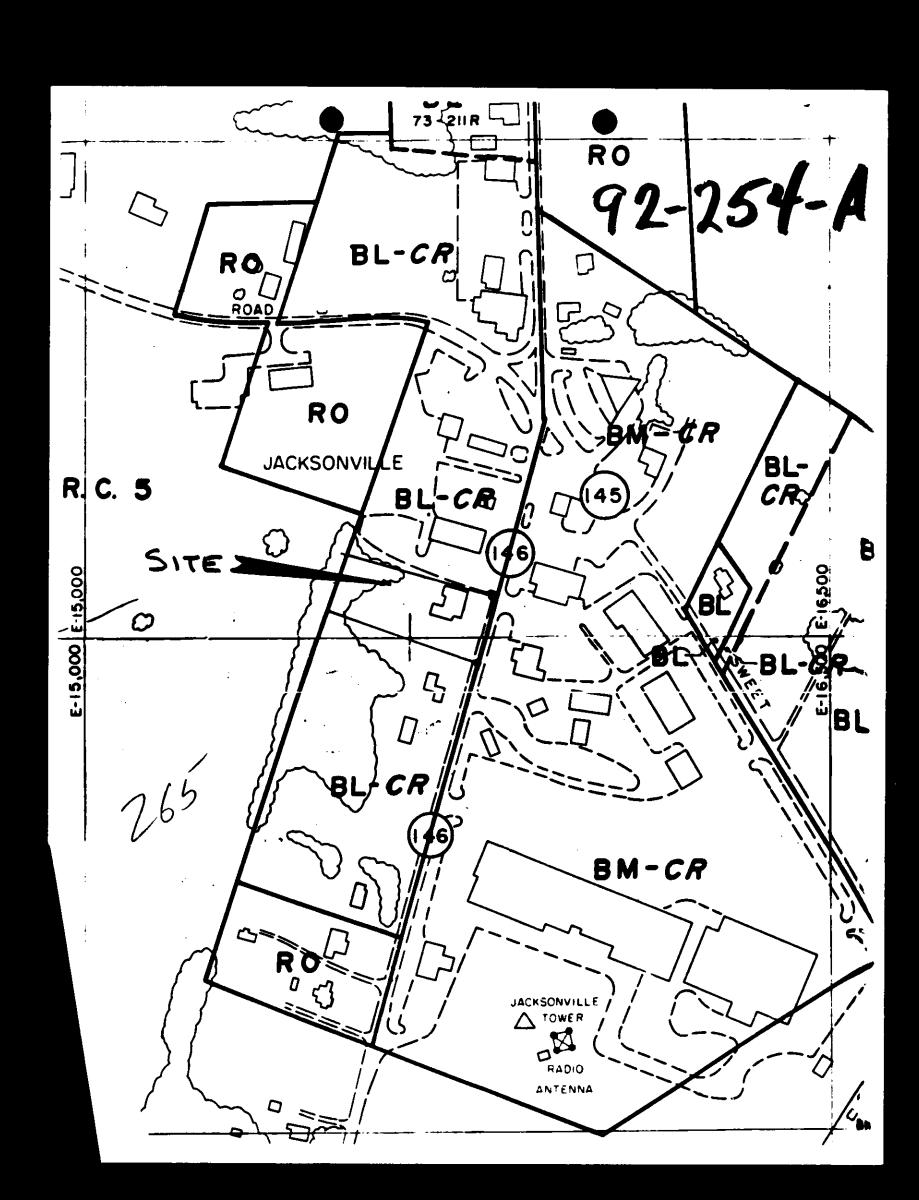
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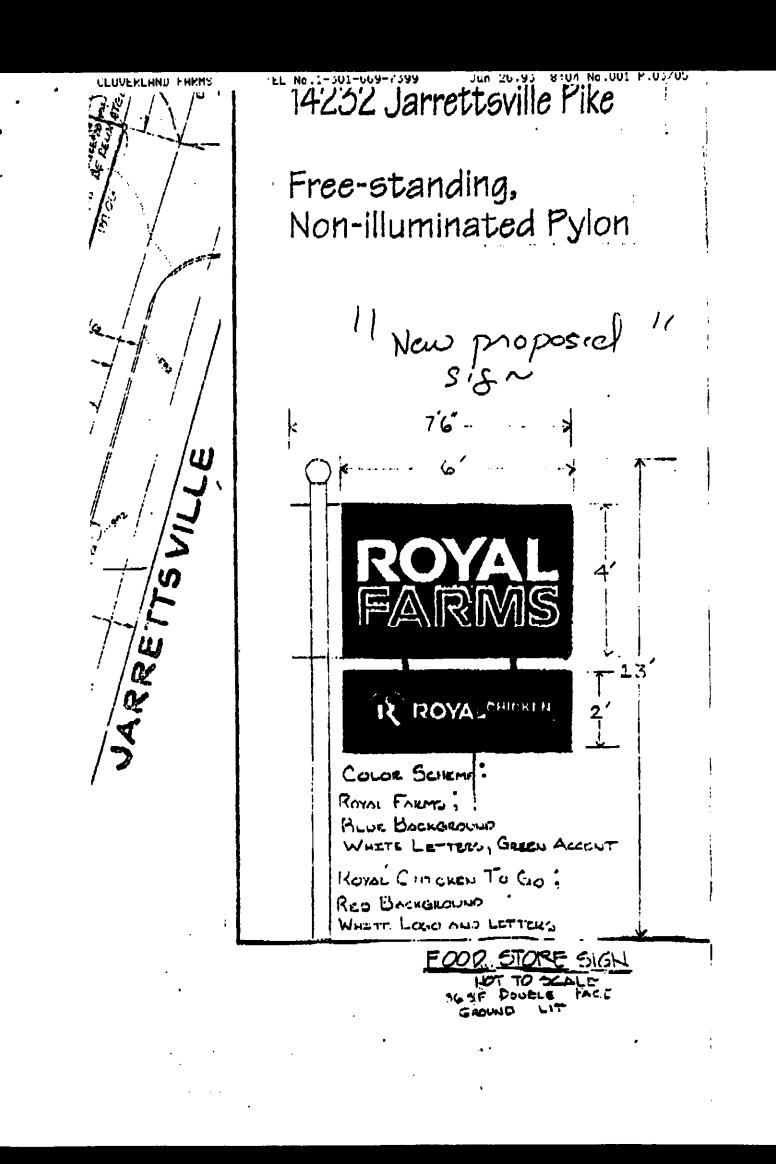
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